

MONO COUNTY PLANNING COMMISSION

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5430, fax 932-5431
www.monocounty.ca.gov

AGENDA

THURSDAY, DECEMBER 14, 2006 - 10 A.M.
Supervisors Chambers, County Courthouse, Bridgeport

****TENTATIVE START TIMES (see note below)***

1. CALL TO ORDER

2. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda.

3. MEETING MINUTES: Review and adopt minutes of October 26, 2006.

4. PUBLIC HEARINGS:

***10:15 A.M.**

FIRST EXTENSION OF VESTED TENTATIVE TRACT MAP 37-57/Lakeridge Ranch Phase II.

The proposed project would subdivide APN 60-220-08, totaling 60.93 acres, into 82 residential lots ranging from 15, 029 to 26, 348 square feet. The project will be serviced by Mountain Meadows Mutual Water Co., with sewage disposal by Hilton Creek Community Services District. Located in the community of Crowley Lake east of South Landing Road, at the end of Pearson Road, the project is being processed pursuant to the Lakeridge Ranch Specific Plan/ EIR. The General Plan designation is SP (Specific Plan). *Staff: Keith Hartstrom*

***10:30 A.M.**

USE PERMIT APPLICATION 31-06-08/Nygard. *(To be continued to Jan. 11, 2007.)* The proposed project is located on a 34.72-acre parcel (APN 24-240-50) in the Antelope Valley on the west side of U.S. 395, just south of the U.S. Marine Corps housing. The project consists of leasing approximately two acres to a nonprofit organization for construction of a 32-ft. x 60-ft. building to be used for the Lady of the Valley Chapel. The building will be one story with a daylight basement, two bathrooms, a kitchen, and seating for 100 people. A well and septic system will be provided for the project. A single-family residence exists on site, and a cell tower was recently approved on the parcel. The General Plan is RR (Rural Residential). *Staff: Keith Hartstrom*

***11:10 A.M.**

GENERAL PLAN AMENDMENT. This amendment would: 1) Change RMH setbacks from 30' front, side and rear to 20' front and 10' side and rear and remove commercial uses language in Intent section; 2) Amend architectural provisions to allow overhangs to extend 36" into a setback; 3) Add cell/communication tower to the definition of utility pole, which is limited to 60' height; 4) Change the term mobile home to manufactured home throughout the General Plan; 5) Amend allowable building height of accessory structures from 20' to 35' with a Director Review permit; 6) Remove County reference to CC&Rs except as may be required by specific project conditions; 7) Delete special events from items requiring a Use Permit; 8) Add new section prohibiting processing or issuance of permits when an active violation exists on the parcel except to bring the property into conformance; 9) Clarify Uses Permitted so that use is not necessarily tied to a permit or construction; 10) Revise Ch. 16, Development Standards-Secondary Housing, to allow detached secondary units, require one parking space instead of two spaces for small units, streamlined permit processing and greater flexibility; 11) Add Dark Sky Regulations and require new construction to conform to exterior lighting regulations; 12) Add Right to Farm Regulations to enhance farmland preservation; 13) Add to Director Review

DISTRICT #1
COMMISSIONER
Rick Kattelmann

DISTRICT #2
COMMISSIONER
Steve Shipley

DISTRICT #3
COMMISSIONER
Ron Black

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Sally Miller

permit sections on termination, extensions and revocation proceedings; 14) Amend Ch. 40 to conform to state law requirements for the conversion of existing residential facilities; and 15) Add Design Guidelines as an appendix; 16) Amend Housing Element Policy 9, Program 1 to conform to state law requirements for density bonus standards; 17) Revise Housing Element Policy 9, Program 9 to reflect housing mitigation requirements consistent with Mono County's Housing Mitigation Ordinance; and 18) Amend the Circulation Element to reflect the Regional Transportation Plan update. AN EIR addendum has been prepared.

--- LUNCH BREAK ---

5. ACTION ITEMS:

***1:15 P.M.**

APPROVAL OF TRACT MAP 34-26/June Lake Highlands Phase 2. Tract Map 34-26 will subdivide APN 15-010-79, totaling 9.43 acres, into 28 lots ranging in size between 0.20 acres (8,659 sf) and 0.67 acres (29,079 sf). The project is located on the remainder parcel of Tract 34-24, June Lake Highlands Phase 1, off Leonard Avenue in the community of June Lake. The General Plan designation for the property is Specific Plan (SP). The tentative tract map was approved at a public hearing conducted by the Board of Supervisors on Jan. 4, 2005. *Staff: Evan Nikirk*

***1:30 P.M.**

FINAL APPROVAL OF PARCEL MAP 31-91/DeFrese. Parcel Map 31-91 will divide APN 02-352-06, totaling 2.0 acres, into two lots of 1.0 acre each. The project is located at the corner of Meadow Drive and Clover Lane, just north of U.S. 395, in the community of Walker. The General Plan designation will be Mixed Use with a 1-acre minimum lot size (MU 1) for parcel 1 and Estate Residential (ER) for parcel 2. The tentative parcel map was approved at a public hearing conducted by the Planning Commission on Nov. 10, 2005. *Staff: Evan Nikirk*

6. WORKSHOPS:

A. SETBACKS. *Staff PowerPoint*

B. PLANNING COMMISSION RULES & REGULATIONS. *Staff: Scott Burns*

7. REPORTS:

A. DIRECTOR

B. PLANNING COMMISSIONERS

8. INFORMATION: No items.

9. ADJOURN

***NOTE:** Start times are only tentative. Although the Planning Commission generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation; however, the only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.

- In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the commission secretary at (760) 924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).
- Interested persons may appear before the Planning Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing.
- Project proponents, agents or citizens who wish to speak are asked to be recognized by the Chair, print their names on the sign-in sheet, and address the Planning Commission from the podium.